WESTFIELD TRUST

HALF YEAR REPORT 2001

Front Cover: Westfield Chermside, Brisbane
Above: WestCity, Auckland

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FINANCIAL HIGHLIGHTS

	Half Year Ended 30 June 2001 $ Million	Half Year Ended 30 June 2000 $ Million	% Change
Total Assets	8,472.1	7,954.4	+6.5%
Unit Holders' Equity	5,415.4	4,963.2	+9.1%
Property Income	294.4	263.2	+11.9%
Distribution to Members	214.0	184.3	+16.1%
Number of Units on Issue	1,885	1,793	+5.1%
Net Asset Backing per Unit	$2.87	$2.77	+3.6%
Distribution per Unit	11.42 cents	10.97 cents	+4.1%
Estimated Tax-Advantaged	40%	57%	

Westfield Trust performed strongly in the six months to 30 June 2001, achieving a distribution to unit holders of $214.0 million, an increase of 16.1% over the previous corresponding period.

Highlights

- Operating profit up 16.1% to $214.0 million;
- Distribution to unit holders up 4.1% to 11.42 cents per unit;
- Total assets up 6.5% to $8.5 billion at 30 June 2001;
- Unit holders' equity attributable to members of Westfield Trust up 9.1% to $5.4 billion;
- WestCity in Auckland, redevelopment project completed.

Property Investments

Retail sales across the Westfield Trust shopping centre portfolio in Australia totalled $8.0 billion, up 8.9% for the 12 months to 30 June 2001. On a comparable basis, retail sales increased by 0.5%, with specialty stores up 0.7% over the previous corresponding year.

Comparable sales were affected by the fact that one-third of the portfolio had been recently re-launched following major redevelopment or is currently undergoing redevelopment. Since July last year conditions have been soft particularly in relation to department stores and fashion-related categories whereas discount department stores, supermarkets and food related specialties have performed relatively well.

Retail sales for the year at Westfield shopping centres in New Zealand increased 5.2% to NZ$1.3 billion. On a comparable basis, this represented an increase of 1.1% over the previous corresponding period, with specialties up 1.2%.

Overall, occupancy levels in Australia and New Zealand continue to exceed 99% of retail space.

Australian Redevelopment Program

In this period, the Trust's continuing redevelopment program saw the completion of Stage two of the $360 million Westfield Hornsby project on Sydney's Upper North Shore.

For the first time, long-established Sydney retailer Gowing Bros. will open a store in a regional shopping centre at the redeveloped Hornsby and one of the world's largest book, music and video retailers, Borders, will open its third Sydney store at Westfield Hornsby.

The project is expected to be completed by the end of the year, including the opening of David Jones, Target and Westfield's branded entertainment and lifestyle precinct *The Street*.

Westfield Burwood, Sydney

adairs

Westfield Carousel, Perth

Stage two of the $190 million redevelopment of Westfield Fountain Gate in Melbourne's south-east opened successfully in March 2001, with the entire project due for completion in late 2001.

Plans are progressing for a number of major redevelopments across the portfolio with the redevelopment of Westfield Bondi Junction in Sydney due to start in the first half of next year.

New Zealand

Westfield Trust owns 11 centres in New Zealand and is currently undertaking a NZ$1 billion redevelopment program for the portfolio.

In July 2001, work was completed on the redevelopment of Westfield Shoppingtown WestCity in Auckland. The NZ$84 million project included *The Street* for the first time in New Zealand and the centre has traded well since re-opening.

In May the Trust announced the acquisition of the remaining 50% interest in the Manukau shopping centre from its partner in the centre, AXA New Zealand, for NZ$83 million. The centre has 136 retailers and generates annual sales of NZ$180.4 million.

Plans are also being finalised for the redevelopment of Westfield Shoppingtown's St Lukes and Queensgate, which are expected to commence later in 2001.

Financial Position

The assets of Westfield Trust totalled $8.5 billion at 30 June 2001, up 6.5% from the total at 30 June 2000. Unit holders' equity attributable to members of Westfield Trust is $5.4 billion, up 9.1% over the year.

The Trust's net asset backing increased from $2.77 to $2.87 per unit over the twelve-month period.

Five shopping centres were revalued during the period, two in Australia resulting in a revaluation surplus of $26.3 million and three in New Zealand resulting in a revaluation surplus of $14.8 million.

Income Distribution

The distribution for the six months ended 30 June 2001 is 11.42 cents per unit and is payable on 31 August 2001 with the Record Date being 20 August 2001.

The distribution on the DRP units issued in February 2001 is 7.61 cents.

The tax-advantaged component of both of these distributions is estimated to be 40%.

No income tax is payable on these portions of the distribution. However, there may be capital gains tax consequences in the event of any sale of units that are subject to capital gains tax. Unit holders should seek professional tax advice in this regard.

Directors

The Directors of Westfield Management Limited, the Responsible Entity of Westfield Trust, during the half year were: F P Lowy, AC, F G Hilmer, AO, D H Lowy, R A Ferguson, D M Gonski, S P Johns, P S Lowy, S M Lowy, D R Wills, AO and C M Zampatti, AM. Each of those Directors held office throughout the half year and there has been no change to the Board since the end of the half year.

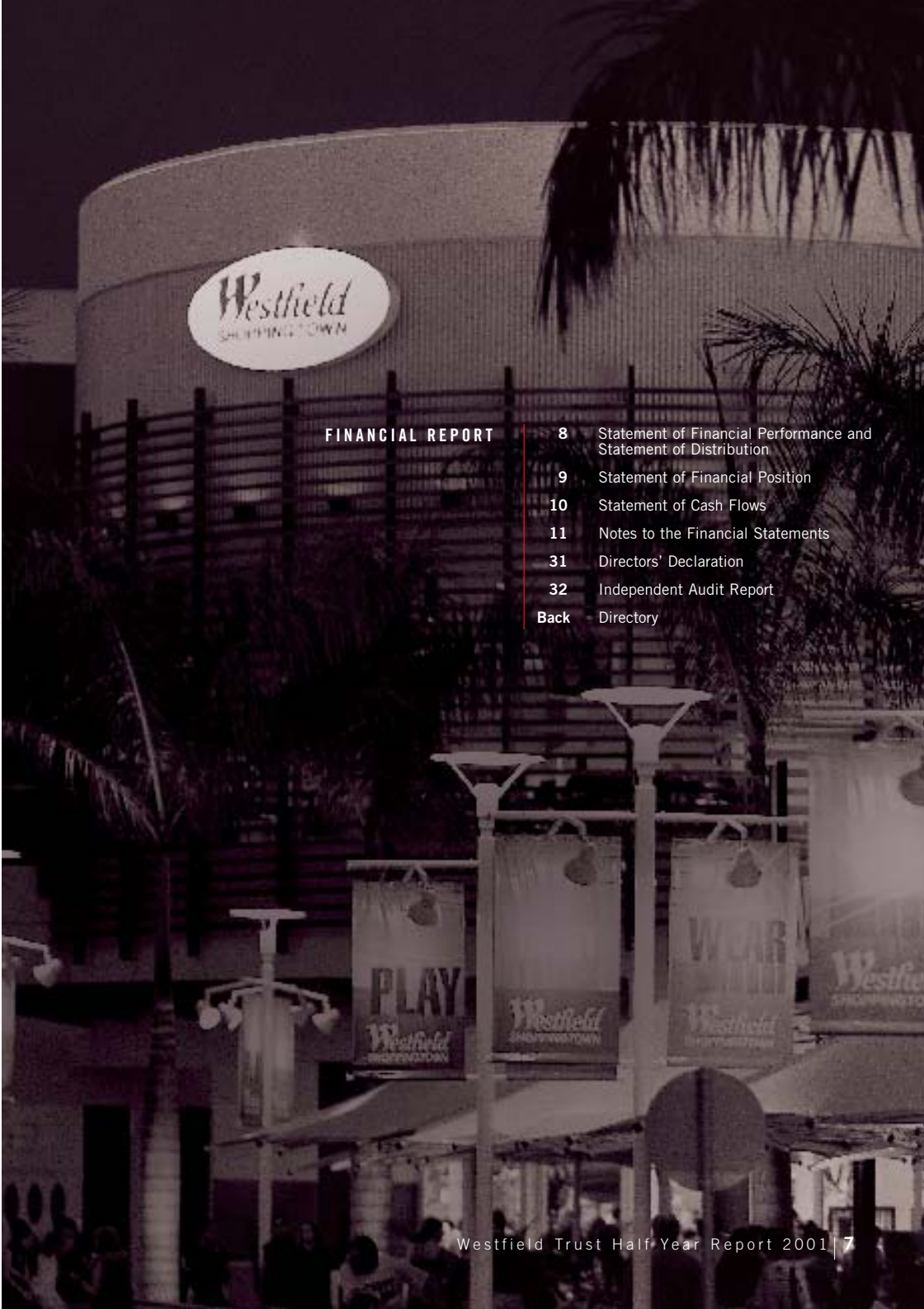
Westfield Chatswood, Sydney

Outlook

Westfield Trust shopping centres have a strong position in their respective markets and, barring any unforeseen circumstances, it is expected that distributions to unit holders will continue to increase this year.

Made on 28 August 2001 in accordance with a resolution of the Board of Directors.

F P Lowy, AC
Chairman



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STATEMENT OF FINANCIAL PERFORMANCE AND STATEMENT OF DISTRIBUTION

for the half year ended 30 June 2001

	Note 1(xiii)	Half Year 30 June 2001 $ Million	Half Year 30 June 2000 $ Million
STATEMENT OF FINANCIAL PERFORMANCE			
Revenue from ordinary activities			
Rental and other property income		**378.5**	345.6
Interest income		**1.9**	1.8
Total revenue from ordinary activities		**380.4**	347.4
Expenses from ordinary activities			
Rates, taxes & other property outgoings	14	**110.9**	102.9
Auditors' remuneration	17	**0.4**	0.5
Custodian and Trustee fees		**0.2**	0.4
Legal fees		**0.7**	1.5
Manager's service charge		**11.3**	8.0
Other expenses		**1.3**	1.6
Total expenses from ordinary activities excluding borrowing costs		**124.8**	114.9
Less: Borrowing costs expense	15	**64.9**	53.2
Share of equity accounted joint ventures' net profit	24(ii)	**26.5**	20.4
Net profit from ordinary activities before tax		**217.2**	199.7
New Zealand taxes		**0.2**	0.2
Net profit from ordinary activities after tax		**217.0**	199.5
Net profit attributable to outside equity interest		**3.0**	15.2
Net profit attributable to Members of Westfield Trust	10	**214.0**	184.3
Increase in asset revaluation reserve	9	**35.1**	71.3
Net exchange difference on translation of self-sustaining operations	9	**–**	(6.2)
Total revenues, expenses and valuation adjustments attributable to Members of Westfield Trust and recognised directly in equity		**35.1**	65.1
Total changes in equity other than those resulting from transactions with owners as owners	11	**249.1**	249.4
STATEMENT OF DISTRIBUTION			
Net profit attributable to Members of Westfield Trust	10	**214.0**	184.3
Distribution paid/payable	10	**214.0**	184.3
Distribution Per Unit (cents)		**11.42**	10.97
Basic Earnings Per Unit (cents)	12	**11.42**	10.97

STATEMENT OF FINANCIAL POSITION

as at 30 June 2001

	Note 1(xiii)	Half Year 30 June 2001 $ Million	Full Year 31 Dec 2000 $ Million	Half Year 30 June 2000 $ Million
CURRENT ASSETS				
Cash assets		**33.0**	60.3	274.5
Receivables	2	**20.2**	25.1	19.9
Other financial assets	3	**12.4**	14.5	21.1
Total current assets		**65.6**	99.9	315.5
NON-CURRENT ASSETS				
Investments	4	**7,658.7**	7,302.2	7,048.2
Investments accounted for using the equity method	24(iii)	**747.8**	747.4	590.7
Total non-current assets		**8,406.5**	8,049.6	7,638.9
Total assets		**8,472.1**	8,149.5	7,954.4
CURRENT LIABILITIES				
Payables	6	**483.7**	439.1	388.5
Interest-bearing liabilities	7	**–**	3.2	3.1
Total current liabilities		**483.7**	442.3	391.6
NON-CURRENT LIABILITIES				
Interest-bearing liabilities	7	**2,481.4**	2,339.8	2,236.4
Total non-current liabilities		**2,481.4**	2,339.8	2,236.4
Total liabilities		**2,965.1**	2,782.1	2,628.0
NET ASSETS		**5,507.0**	5,367.4	5,326.4
EQUITY				
Parent Entity Interest				
Contributed equity	8	**4,276.6**	4,172.1	3,988.2
Reserves	9	**1,138.8**	1,103.7	975.0
Retained profits	10	**0.0**	0.0	0.0
Equity attributable to Members of Westfield Trust		**5,415.4**	**5,275.8**	**4,963.2**
Outside Equity Interest				
Contributed equity		91.6	91.6	304.7
Reserves		–	–	50.8
Retained profits		–	–	7.7
Total outside equity interest		**91.6**	91.6	363.2
TOTAL EQUITY	11	**5,507.0**	5,367.4	5,326.4

STATEMENT OF CASH FLOWS

for the half year ended 30 June 2001

	Note 1(xiii)	Half Year 30 June 2001 $ Million	Half Year 30 June 2000 $ Million
CASH FLOWS FROM OPERATING ACTIVITIES			
Receipts in the course of operations (including GST)		**400.4**	333.1
Payments in the course of operations (including GST)		**(131.3)**	(113.5)
Distributions received from equity accounted joint ventures		**26.1**	20.4
Interest received		**1.8**	0.8
New Zealand taxes paid		**(0.2)**	(0.3)
GST paid to suppliers for investing activities		**(22.8)**	–
Net GST paid to government bodies		**(24.6)**	–
Net cash provided by operating activities	19(ii)	**249.4**	240.5
CASH FLOWS FROM INVESTING ACTIVITIES			
Purchases of property investments and construction in progress		**(228.1)**	(360.1)
Net cash flows from financing of investments in equity accounted joint ventures		**(0.5)**	(14.4)
Net cash used in investing activities		**(228.6)**	(374.5)
CASH FLOWS FROM FINANCING ACTIVITIES			
Interest-bearing liabilities – proceeds		**137.8**	227.0
Borrowing costs paid		**(83.8)**	(78.7)
Distributions paid		**(204.1)**	(171.0)
Dividends and distributions paid by controlled entities to outside equity interests		**(2.5)**	(13.4)
Issue of capital (net of costs)		**104.5**	393.9
Net cash provided by/(used in) financing activities		**(48.1)**	357.8
NET INCREASE/(DECREASE) IN CASH ASSETS		**(27.3)**	223.8
CASH ASSETS AT BEGINNING OF THE HALF YEAR		**60.3**	50.7
Exchange gain/(losses) on cash balance brought forward at the beginning of the half year		**0.0**	0.0
CASH ASSETS AT END OF THE HALF YEAR	19(i)	**33.0**	274.5

NOTE 1. STATEMENT OF PRINCIPAL ACCOUNTING POLICIES

(i) Basis of preparation

The Half Year Financial Report is a General Purpose Half Year Financial Report which has been prepared in accordance with the requirements of the Corporations Act 2001 (Cwlth), applicable Australian Accounting Standards including AASB 1029 "Half Year Accounts and Consolidated Accounts" and other mandatory professional reporting requirements.

The Half Year Financial Report is to be read in conjunction with the Annual Report of Westfield Trust (**"Trust"**) for the year ended 31 December 2000 and any public announcements made by the Trust and its controlled entities during the half year ended 30 June 2001 in accordance with the continuous disclosure obligations arising under the Corporations Act 2001 (Cwlth).

For the purpose of the Half Year Financial Report, the half year has been treated as a discrete reporting period.

The Half Year Financial Report has been prepared on the basis of historical cost accounting, except for property investments which are revalued at intervals of not more than three years.

The accounting policies adopted are in all material respects consistent with those applied in the previous year except as otherwise stated.

(ii) Principles of consolidation

The Half Year Financial Report includes the results, assets and liabilities of the Parent Entity, the Trust, its controlled entities, proportionally consolidated joint ventures and equity accounted joint ventures.

The Trust, its controlled entities and proportionally consolidated joint ventures are collectively referred to as the **"Group"**. The Group and equity accounted joint ventures are referred to as the **"Economic Entity"**.

The Group has significant co-ownership interests in a number of properties. These interests are held jointly as tenant in common or through 50% ownership interests in property trusts and companies. The Group's proportionate share in the income and expenditure, and of the assets and liabilities of property interests held as tenant in common have been included in their respective classifications in these Financial Statements.

Where entities adopt accounting policies which differ from those of the Parent Entity, adjustments have been made so as to ensure consistency with the Parent Entity, and compliance with applicable Australian Accounting Standards. All inter-entity balances and transactions, and unrealised profits arising from intra-economic entity transactions, have been eliminated in full.

The names of the controlled entities, proportionately consolidated joint ventures and equity accounted joint ventures, and the Economic Entity's beneficial interests therein are set out in note 25.

NOTE 1. STATEMENT OF PRINCIPAL ACCOUNTING POLICIES (continued)

(iii) Property investments

Land and buildings are considered as having the function of an investment and therefore are regarded as a composite asset, the overall value of which is influenced by many factors, the most prominent being income yield, rather than by the diminution of value of the building content due to effluxion of time. Accordingly, the buildings and all components thereof (including integral plant and equipment) are not depreciated.

Property investments are revalued at intervals of not more than three years. Such valuations are reflected in the Financial Statements. In determining the value, the capitalisation of net income method and the discounting of future net cash flows to their present value have been used.

At each reporting date, the carrying value of each class of asset is assessed. Where the carrying value materially differs from fair value, an adjustment is made as appropriate. In determining net fair value the capitalisation of net income method is used.

(iv) Properties subject to development

Amounts capitalised to properties subject to development include the cost of acquisition, development, rates, taxes and financing charges during development net of sundry income.

(v) Foreign currencies

Translation of foreign currency transactions

Transactions in foreign currencies of entities within the Economic Entity are converted to local currency at the rate of exchange ruling at the date of the transaction or at hedge rates where applicable.

Amounts payable to and by the entities within the Economic Entity that are outstanding at the balance date and are denominated in foreign currencies have been converted to local currency using rates of exchange ruling at the end of the period.

Translation of financial reports of foreign entities

The statement of financial position of self-sustaining foreign operations are translated at exchange rates ruling at balance date and the statement of financial performance is translated at average exchange rates for the period. Exchange differences arising on translation of the interest in self-sustaining foreign operations are taken directly to the foreign currency translation reserve. On consolidation, exchange differences on loans denominated in foreign currencies which hedge net investments in self-sustaining foreign operations are taken directly to the foreign currency translation reserve.

The statement of financial position and the statement of financial performance of integrated foreign operations are translated at historical exchange rates. On consolidation, exchange differences arising on translation of foreign monetary items of integrated foreign operations are taken directly to the statement of financial performance.

NOTE 1. STATEMENT OF PRINCIPAL ACCOUNTING POLICIES (continued)

(vi) Income tax

Under current Income Tax Legislation the Trust is not liable to Australian income tax, including capital gains tax, provided it distributes its net accounting income, as defined in the Constitution, to members. The Group's New Zealand controlled entities are subject to New Zealand tax on their earnings. Dividends paid by those entities to the Trust are subject to New Zealand dividend withholding tax.

Under current Australian Income Tax Legislation, members in the Trust may be entitled to receive a foreign tax credit for New Zealand withholding tax paid by the Trust. No New Zealand withholding tax was paid in the half year to 30 June 2001.

(vii) Revenue

Revenue from rents and other property income is brought to account on an accruals basis, and if not received at balance date, is reflected in the statement of financial position as receivables. Percentage rent is brought to account on an accruals basis. Recoveries from tenants are recognised as income in the period the applicable costs are accrued. Profits from the sale of property investments are recognised upon settlement and after contractual duties are completed.

(viii) Expenditure

Expenditure, including rates, taxes and other outgoings, is brought to account on an accruals basis.

(ix) Cash flows

For purposes of the Statement of Cash Flows, cash assets includes cash on hand and at bank, short-term money market deposits and bank accepted bills of exchange readily convertible to cash, net of bank overdrafts.

(x) Borrowing costs

Borrowing costs are recognised as expenses in the period in which they are incurred, except as stated in note 1(iv). Borrowing costs include:

(i) interest on bank overdrafts and short and long term borrowings;

(ii) ancillary costs incurred in connection with the arrangement of borrowings; and

(iii) net receipts and payments in relation to interest rate swaps and hedges.

NOTE 1. STATEMENT OF PRINCIPAL ACCOUNTING POLICIES (continued)

(xi) Derivatives and other financial instruments

The Economic Entity's activities expose it to changes in interest rates and foreign exchange rates. There are policies and limits approved by the Board of Directors of the Responsible Entity in respect of the usage of derivative and other financial instruments to hedge those cash flows which are subject to interest rate and currency risks. In conjunction with its advisors, the Trust continually reviews its exposures and updates its treasury policies and procedures. The Economic Entity does not trade in derivative financial instruments for speculative purposes.

Revenues or expenses arising from changes in the net market values of hedging instruments are matched and brought to account with the carrying values and income streams of the underlying assets or liabilities.

The accounting policies adopted in relation to material financial instruments are detailed as follows:

Bank loans, bank bills, commercial paper and medium term notes

Bank loans, bank bills, commercial paper and medium term notes are carried at face value or at fair value at the time of acquisition. Interest is brought to account on an accruals basis.

Interest rate swaps

The Economic Entity enters into interest rate swap agreements with the objective of hedging the risk of interest rate fluctuations in respect of underlying borrowings. Net receipts and payments in relation to interest rate swaps are recognised in the statement of financial performance on an accruals basis over the life of the hedges. Details are set out in note 23.

Cross currency swaps and forward exchange contracts.

The Economic Entity enters into cross currency swap agreements and forward exchange contracts where it agrees to buy or sell specified amounts of foreign exchange at predetermined exchange rates. The objective is to minimise the risk of exchange rate fluctuations in respect of a portion of its foreign currency denominated liabilities and future earnings. The value of cross currency swaps and forward exchange contracts are brought to account in conjunction with the liabilities and income to which the hedge relates. Details are set out in note 23.

(xii) Comparative figures

Where appropriate, certain comparative figures have been restated in order to comply with the presentation of the current period Financial Statements.

(xiii) Rounding

Pursuant to ASIC Class Order 98/0100, the amounts shown in the Financial Statements have been rounded to the nearest tenth of a million dollars. Amounts shown as 0.0 represent amounts less than $50,000 that have been rounded down.

(xiv) Segment Reporting

The Trust has adopted the revised accounting standard AASB 1005 on Segment Reporting.

	Note 1(xiii)	30 June 2001 $ Million	31 Dec 2000 $ Million	30 June 2000 $ Million
NOTE 2. RECEIVABLES				
Trade debtors		**3.2**	5.9	5.6
Provision for doubtful debts		**(0.6)**	(0.5)	(0.4)
		2.6	5.4	5.2
Other debtors		**17.6**	19.7	14.7
		20.2	25.1	19.9
NOTE 3. OTHER FINANCIAL ASSETS				
Prepayments		**12.4**	14.5	21.1
NOTE 4. INVESTMENTS				
Shopping centre investments, based on independent valuations and acquisition costs, as appropriate	5	**6,773.0**	6,574.2	6,295.9
Properties subject to development		**885.7**	728.0	752.3
		7,658.7	7,302.2	7,048.2

Movement in investments	
Balance at the beginning of the period	**7,302.2**
Acquisition of property investments	**69.1**
Additions including work in progress	**252.3**
Increment on revaluation of non-current assets	**35.1**
Balance at the end of the period	**7,658.7**

NOTE 5. DETAILS OF SHOPPING CENTRE INVESTMENTS

Australia

Shopping Centres	Title	Consolidated or Equity Accounted Interest %	Ownership Interest %	Original Purchase Date
Airport West	Freehold	100	100	30-06-82
Arndale	Freehold	50	50	30-06-87
Belconnen	Crown Lease	50	50	26-03-86
Burwood	Freehold	100	100	30-09-92
Carindale	Freehold	50	25	21-12-99
Carousel	Freehold	100	100	16-04-96
Chatswood	Freehold	100	100	30-11-93
Chermside	Freehold	100	100	23-12-96
Doncaster	Freehold	100	100	26-03-93
				01-04-97
Figtree	Freehold	100	100	30-06-82
Fountain Gate	Freehold	100	100	31-07-95
				23-12-97
Galleria	Freehold	100	100	03-12-96
Hornsby	Freehold	100	100	30-06-82
				01-07-96
Hurstville	Freehold/Leasehold	50	50	24-05-88
Innaloo	Freehold	100	100	23-12-96
Liverpool	Freehold	100	100	03-06-83
				20-12-99
Marion	Freehold	50	50	30-06-87
Miranda	Freehold	50	50	30-06-82
North Rocks	Freehold	100	100	30-06-82
Parramatta	Freehold	100	100	26-03-93
				20-12-99
Strathpine	Freehold	100	100	01-05-85
				04-04-96
Toombul	Freehold	100	100	30-06-82
Tuggerah	Freehold	100	100	31-08-94
Warrawong	Freehold	100	100	30-06-88
Total consolidated Australian shopping centres				
Equity Accounted Australian Shopping Centres (Note 24(iii))				
Bondi Junction	Freehold	50	50	30-11-94
Bondi Carousel	Freehold	50	50	12-05-98
Mt Druitt	Freehold	50	50	01-12-00
Southland	Freehold	50	50	12-02-88
Tea Tree Plaza	Freehold	50	50	12-02-88
Total equity accounted Australian shopping centres				
Total Australian shopping centre portfolio				

Total Original Acquisition Cost $ Million	Capital Expenditure Since Acquisition $ Million	Latest Independent Valuation Date	Latest Independent Valuation $ Million		Capital Expenditure Since Valuation $ Million	Book Value $ Million
13.5	112.5	30-06-00	155.0	(iii)	0.5	155.5
34.9	11.8	31-12-00	44.0	(ix)	–	44.0
44.5	39.4	30-06-00	165.0	(viii)	0.2	165.2
68.6	301.9	31-12-00	410.0	(ix)	0.4	410.4
223.5	1.1	30-06-99	223.5	(i)	1.1	224.6
130.2	210.9	30-06-99	355.0	(viii)	5.1	360.1
158.9	224.2	31-12-99	475.0	(viii)	1.4	476.4
126.8	239.5	31-12-99	380.0	(i)	2.2	382.2
145.0	15.8	30-06-00	327.8	(iii)	0.5	328.3
147.1						
12.2	18.8	30-06-00	53.0	(vi)	0.2	53.2
90.3	2.7	30-06-98	192.0	(vii)	1.9	193.9
96.1						
301.9	10.3	08-10-99	335.0	(viii)	1.6	336.6
19.4	17.8	31-12-98	110.5	(ii)	0.8	111.3
73.5						
44.4	80.7	30-06-01	181.0	(ix)	–	181.0
52.6	0.8	23-12-99	57.0	(viii)	0.4	57.4
11.9	105.8	30-09-99	320.0	(ii)	1.1	321.1
161.9						
62.2	122.7	31-12-00	250.0	(iv)	0.2	250.2
17.4	179.7	31-03-99	275.0	(ii)	0.9	275.9
17.1	7.7	30-06-01	51.5	(vi)	–	51.5
160.6	161.1	30-09-99	740.0	(viii)	7.7	747.7
374.4						
20.0	51.6	31-12-98	170.0	(vi)	1.8	171.8
60.4						
31.5	57.3	31-12-00	190.0	(vi)	1.0	191.0
176.7	5.1	31-12-98	208.0	(vi)	0.8	208.8
13.4	101.0	31-12-00	112.0	(vi)	0.2	112.2
2,890.9	2,080.2		5,780.3		30.0	5,810.3
58.6	1.9	31-12-00	82.2	(ix)	0.2	82.4
17.2	0.4	31-12-00	17.6	(ix)	0.0	17.6
118.4	0.0	30-09-00	118.0	(ii)	0.4	118.4
75.5	181.3	30-06-00	345.0	(viii)	0.5	345.5
60.5	45.8	31-12-00	162.5	(iv)	0.3	162.8
330.2	229.4		725.3		1.4	726.7
3,221.1	2,309.6		6,505.6		31.4	6,537.0

NOTE 5. DETAILS OF SHOPPING CENTRE INVESTMENTS (continued)

New Zealand

Shopping Centres	Title	Consolidated Interest %	Ownership Interest %	Original Purchase Date
Chartwell	Freehold	100	100	14-12-98
Downtown	Freehold	100	100	14-12-98
Glenfield	Freehold	100	100	14-12-98
Johnsonville	Freehold/Leasehold	50	50	14-12-98
Manukau	Freehold/Leasehold	100	100	14-12-98
				15-06-01
Pakuranga	Freehold	100	100	14-12-98
Queensgate	Freehold	100	100	30-04-99
Riccarton	Freehold	100	100	14-12-98
Shore City	Freehold	100	100	14-12-98
St Lukes	Freehold	100	100	14-12-98
WestCity	Freehold	100	100	14-12-98
Total New Zealand shopping centre portfolio				
Total shopping centre portfolio				
Classification of shopping centre portfolio				
Consolidated Australian shopping centres				
Consolidated New Zealand shopping centres				
Total consolidated shopping centres (note 4)				
Equity accounted shopping centres (note 24(iii))				
Total shopping centre portfolio				

(i) As valued by CB Richard Ellis (B) Pty Limited.
(ii) As valued by CB Richard Ellis (N2) Pty Limited.
(iii) As valued by CB Richard Ellis (V) Pty Limited.
(iv) As valued by CB Richard Ellis (S) Limited.
(v) As valued by CB Richard Ellis Limited.
(vi) As valued by Knight Frank.
(vii) As valued by Richard Ellis (Victoria) Pty Limited.
(viii) As valued by Stanton Hillier Parker (NSW) Pty Limited.
(ix) As valued by Stantons (NSW) Pty Limited.
(x) As valued by Colliers Jardine New Zealand Limited.

Total Original Acquisition Cost $ Million	Capital Expenditure Since Acquisition $ Million	Latest Independent Valuation Date	Latest Independent Valuation $ Million	Capital Expenditure Since Valuation $ Million	Book Value $ Million
40.7	0.8	30-06-00	43.1 (v)	0.4	43.5
28.3	4.1	30-06-00	30.7 (v)	1.7	32.4
23.7	83.3	30-06-01	115.4 (x)	–	115.4
10.4	0.3	30-06-00	10.4 (v)	0.3	10.7
55.6	1.1	30-06-00	127.8 (v)	0.5	128.3
67.1					
49.3	0.9	30-06-00	50.3 (v)	0.4	50.7
88.8	1.6	30-06-00	89.2 (v)	1.2	90.4
93.1	0.6	30-06-00	113.7 (v)	0.5	114.2
63.9	1.6	30-06-01	69.6 (x)	–	69.6
167.4	(0.4)	30-06-00	176.5 (v)	0.5	177.0
61.0	64.0	30-06-01	130.5 (v)	–	130.5
749.3	157.9		957.2	5.5	962.7
3,970.4	2,467.5		7,462.8	36.9	7,499.7
2,890.9	2,080.2		5,780.3	30.0	5,810.3
749.3	157.9		957.2	5.5	962.7
3,640.2	2,238.1		6,737.5	35.5	6,773.0
330.2	229.4		725.3	1.4	726.7
3,970.4	2,467.5		7,462.8	36.9	7,499.7

The shopping centres are independently valued using both the capitalisation of net income method and the discounting of future net cash flows to their present value. Capital expenditure since valuation includes purchases of sundry properties (and associated expenses such as stamp duty, legal fees, etc.) and capital expenditure in respect of completed projects which has taken place since or has not been included in the latest independent valuation of the shopping centres.

Included in shopping centres and properties subject to development are accumulated holding charges incurred since valuation comprising interest of $46.3 million (2000: $33.7 million).

	30 June 2001 $ Million	31 Dec 2000 $ Million	30 June 2000 $ Million
NOTE 6. PAYABLES			
Trade creditors	**72.3**	55.7	51.5
Other creditors and accruals	**194.4**	176.8	146.5
Distribution payable to Members	**214.0**	204.1	184.3
Dividend and distribution payable to outside equity interests	**3.0**	2.5	6.2
	483.7	439.1	388.5
NOTE 7. INTEREST-BEARING LIABILITIES			
CURRENT			
Bank loans	**–**	3.2	3.1
	–	3.2	3.1
NON-CURRENT			
Bank loans	**894.0**	926.8	191.8
Bank loans – secured	**–**	–	286.6
Bills payable	**–**	15.0	90.0
Capital notes	**–**	–	136.6
Commercial paper	**675.0**	795.0	950.0
Medium term notes	**820.0**	570.0	550.0
Other secured instruments (i)	**92.4**	33.0	31.4
	2,481.4	2,339.8	2,236.4

(i) These instruments are secured by registered mortgages and a fixed and floating charge over all assets and undertakings of certain properties.

The maturity profiles in respect of the above borrowings:

Due within one year	**–**	3.2	3.1
Due between one and five years	**2,481.4**	2,339.8	2,236.4
	2,481.4	2,343.0	2,239.5

	30 June 2001 $ Million	31 Dec 2000 $ Million	30 June 2000 $ Million

NOTE 8. CONTRIBUTED EQUITY

Amount of units on issue			
Balance at the beginning of the period	**4,172.1**	3,594.3	3,594.3
DRP Units (net of costs) issued during the period	**104.5**	198.5	96.8
Placement (net of costs) issued during the period	–	379.3	297.1
Balance at the end of the period	**4,276.6**	4,172.1	3,988.2
Number of units on issue	**Units**	**Units**	**Units**
Balance at the beginning of the period	**1,851,190,483**	1,657,154,286	1,657,154,286
DRP Units issued during the period	**34,032,598**	66,392,801	34,307,946
Placement issued during the period	–	127,643,396	101,700,000
Balance at the end of the period	**1,885,223,081**	1,851,190,483	1,793,162,232

Under the Trust's Distribution Reinvestment Plan, 34,032,598 fully paid units were issued at $3.07 per unit on 28 February 2001. New units rank for distribution from the first day of the month immediately following the month during which they were created. These units were issued during the period to fund acquisitions and extensions to shopping centres and other investments.

	30 June 2001 $ Million	31 Dec 2000 $ Million	30 June 2000 $ Million

NOTE 9. RESERVES

Asset revaluation reserve	**963.9**	928.8	873.7
Capital profits reserve	**194.1**	194.1	124.3
Foreign currency translation reserve	**(19.2)**	(19.2)	(23.0)
	1,138.8	1,103.7	975.0

Movement in reserves

Asset revaluation reserve

(i) Nature and purpose of asset revaluation reserve

The asset revaluation reserve is used to record revaluation increments and decrements in the value of non-current investments.

(ii) Movement in reserve

Balance at the beginning of the period	**928.8**	802.4	802.4
Increment on revaluation of non-current assets	**35.1**	126.4	71.3
Balance at the end of the period	**963.9**	928.8	873.7

	30 June 2001 $ Million	31 Dec 2000 $ Million	30 June 2000 $ Million
NOTE 9. RESERVES (continued)			
Capital profits reserve			
(i) Nature and purpose of capital profits reserve			
The capital profits reserve is used to record profit and loss from the sale of non-current investments.			
(ii) Movement in reserve			
Balance at the beginning of the period	**194.1**	124.3	124.3
Transfer from statement of financial performance	**–**	69.8	–
Balance at the end of the period	**194.1**	194.1	124.3
Foreign currency translation reserve			
(i) Nature and purpose of foreign currency translation reserve			
The foreign currency translation reserve is used to record exchange differences arising from the translation of the financial statements of self-sustaining foreign operations.			
(ii) Movement in reserve			
Balance at the beginning of the period	**(19.2)**	(16.7)	(16.7)
Increment/(Decrement) arising during the period	**–**	(2.5)	(6.3)
Balance at the end of the period	**(19.2)**	(19.2)	(23.0)
NOTE 10. RETAINED PROFITS			
Retained profits at the beginning of the period	**0.0**	0.0	0.0
Net profit attributable to Members of Westfield Trust	**214.0**	458.2	184.3
Distributions paid/payable	**(214.0)**	(388.4)	(184.3)
Transfer to capital profit reserve	**–**	(69.8)	–
Retained profits at the end of the period	**0.0**	0.0	0.0
NOTE 11. EQUITY			
Total equity at the beginning of the period	**5,367.4**	4,855.3	4,855.3
Total changes in equity recognised in the statement of financial performance	**249.1**	582.2	249.4
Transactions with owners as owners			
Contributions of equity	**104.5**	577.8	393.9
Distributions paid/payable	**(214.0)**	(388.4)	(184.3)
Total changes in outside equity interest	**–**	(259.5)	12.1
Total equity at the end of the period	**5,507.0**	5,367.4	5,326.4

	30 June 2001 Cents	30 June 2000 Cents

NOTE 12. EARNINGS PER UNIT

Basic Earnings Per Unit (Cents)	**11.42**	10.97

Earnings Per Unit is calculated by dividing net profit attributable to Members of Westfield Trust by the weighted average number of Ordinary Units on issue during the half year. The weighted average number of units used in the calculation of earnings per unit is 1,873,878,882 (2000: 1,680,026,333).

Diluted Earnings Per Unit is not materially different to Basic Earnings Per Unit.

	$	$

NOTE 13. NET ASSET BACKING PER UNIT

Net Asset Backing Per Unit ($)	**2.87**	2.77

Net Asset Backing is calculated by dividing the equity attributable to Members of Westfield Trust by the number of ordinary units on issue. The number of units used in the calculation of Net Asset Backing is 1,885,223,081 (2000: 1,793,162,232).

	$ Million	$ Million

NOTE 14. RATES, TAXES AND OTHER PROPERTY OUTGOINGS

Rates, taxes and other property outgoings include the following charges:

Property maintenance and repairs expense	**9.2**	7.2
Real estate management fees paid/payable to Associates of the Responsible Entity	**20.2**	18.0
Reimbursement of expenses paid/payable to Associates of the Responsible Entity	**18.7**	14.7

At 30 June 2001 management fees of $3.4 million (2000: $3.3 million) were payable.

NOTE 15. BORROWING COSTS

Total borrowing costs	**83.9**	77.6
Borrowing costs capitalised	**(19.0)**	(24.4)
Borrowing costs expense	**64.9**	53.2

NOTE 16. CAPITAL EXPENDITURE COMMITMENTS

Expenditure contracted but not provided for:

Due within one year	**99.1**	478.9
Due between one and five years	**2.7**	69.1
Due after five years	**37.7**	5.0
	139.5	553.0

The above capital expenditure is committed to redevelop and expand investment properties owned by the Economic Entity.

	30 June 2001 $ Million	30 June 2000 $ Million
NOTE 17. AUDITORS' REMUNERATION		
Amounts paid or due and payable to:		
Auditors of the Parent Entity for		
– audit services	**0.3**	0.3
– other services	**0.1**	0.2
	0.4	0.5

NOTE 18. LEASES

Substantially all of the property owned by the Economic Entity is leased to third party retailers under operating leases at 30 June 2001. Lease terms vary between retailers and some leases include percentage rental payments based on sales volume.

Future minimum rental revenues under non-cancellable operating leases at 30 June 2001 are as follows:

Due within one year	**566.7**	486.7
Due between one year and five years	**1,520.9**	1,288.5
Due after five years	**1,406.3**	1,029.4
	3,493.9	2,804.6

These amounts do not include percentage rentals which may become receivable under certain leases on the basis of retailer sales in excess of stipulated minimums and do not include recovery of outgoings.

NOTE 19. NOTES TO THE STATEMENT OF CASH FLOWS

(i) Components of cash assets		
Cash	**15.3**	8.9
Funds on deposit	**17.7**	265.6
	33.0	274.5
(ii) Reconciliation of cash flows from operating activities to net profit from ordinary activities after income tax		
Net cash provided by operating activities	**249.4**	240.5
Borrowing costs	**(64.9)**	(53.2)
Increase/(Decrease) in other net assets attributable to operating activities	**32.5**	12.2
Net profit from ordinary activities after tax	**217.0**	199.5

	30 June 2001 $ Million	30 June 2000 $ Million

NOTE 19. NOTES TO THE STATEMENT OF CASH FLOWS (continued)

(iii) Financing facilities		
Committed financing facilities available to the Economic Entity:		
Total financing facilities	**2,899.7**	2,763.5
Amounts utilised	**2,481.4**	2,099.8
Available financing facilities	**418.3**	663.7
Cash assets	**33.0**	274.5
Total available financing facilities and cash assets	**451.3**	938.2
The maturity profiles in respect of the above financing facilities:		
Due within two years	**1,091.5**	–
Due between two and five years	**1,808.2**	2,763.5
	2,899.7	2,763.5

NOTE 20. RELATED PARTY TRANSACTIONS

Westfield Management Limited, being the Responsible Entity of the Trust, is considered to be a related party of the Economic Entity. The Manager's service charge payable to the Responsible Entity (**"Service Charge"**) and other amounts payable by the Economic Entity to the Responsible Entity and its Associates are based on normal commercial terms and are disclosed elsewhere in the Financial Report.

A Service Charge of $11.3 million (2000: $8.0 million) is accrued at 30 June 2001.

During the half year, the Economic Entity entered into $49.1 million (2000: $14.0 million) construction contracts in relation to the development and redevelopment of the Economic Entity's shopping centres with Associates of the Responsible Entity.

Amounts paid (excluding GST) to Associates of the Responsible Entity for project costs amounted to $222.6 million (2000: $256.5 million).

A director related entity of Carla M Zampatti, AM, leased a retail shop from the Trust on normal commercial terms. An aggregate amount of $37,256 (2000: $37,243) was recognised as rental income under that lease.

NOTE 21. FINANCIAL INSTRUMENTS

Unhedged Foreign Currency Monetary Items

At 30 June 2001 net monetary liabilities denominated in New Zealand Dollars totalled NZ$5.9 million (2000: NZ$494.1 million).

NOTE 22. SEGMENT REPORTING

The Economic Entity operates predominantly in one business segment being the ownership of shopping centres.

Primary Segment: Investment in Shopping Centres

Financial details in respect of the primary segment are set out in the Statement of Financial Performance, Statement of Financial Position, Statement of Cash Flows and Notes to the Financial Statements.

Secondary Segment: Geographical

	Australia		New Zealand		Economic Entity	
	2001 $ Million	2000 $ Million	2001 $ Million	2000 $ Million	2001 $ Million	2000 $ Million
Sales revenue	**321.5**	295.7	**57.0**	49.9	**378.5**	345.6
Share of equity accounted joint ventures' net profit	**26.5**	20.4	**–**	–	**26.5**	20.4
Total segment revenue	**348.0**	316.1	**57.0**	49.9	**405.0**	366.0
Segment assets	**7,307.2**	6,979.8	**1,164.9**	974.6	**8,472.1**	7,954.4
Acquisition of non-current segment assets	**212.5**	277.4	**109.6**	56.2	**322.1**	333.6

NOTE 23. DERIVATIVE FINANCIAL INSTRUMENTS

Interest rates

Interest rates for, and principal amounts of, fixed rate borrowings and derivative financial instruments for the hedging of interest rate exposures on a proportion of the Economic Entity's extant and anticipated future borrowings.

Hedging position as at	Average rate including margins	$ Million principal amount
30 June 01	7.68%	1,898.0
30 June 02	7.41%	2,123.0
30 June 03	7.51%	2,223.0
30 June 04	7.56%	2,198.0
30 June 05	7.49%	2,178.0
30 June 06	7.44%	2,178.0
30 June 07	7.32%	1,778.0
30 June 08	7.28%	1,138.0
30 June 09	7.27%	988.0
30 June 10	7.16%	653.0

At 30 June 2001, the fair value compared to book value of the above borrowings and hedging arrangements amounted to a deficit of $50.4 million (2000: deficit $40.8 million).

NOTE 23. DERIVATIVE FINANCIAL INSTRUMENTS (continued)

Exchange rates	Australian $ Million principal amount	New Zealand $ Million principal amount
Cross-currency swaps and forward exchange contracts to receive New Zealand dollars and pay Australian dollars. (Hedges NZ$ denominated borrowings and capital commitments) (i)	(272.5)	340.5
Forward exchange contracts to pay New Zealand dollars and receive Australian dollars. (Hedges a proportion of the Group's NZ$ denominated income to December 2005) (ii)	295.6	(373.8)

Exchange gains or losses in respect of the above currency hedge contracts compared to the balance date exchange rate of A$1.00 = NZ$1.2563 are recognised as part of the A$ amounts of the underlying assets and liabilities as recorded on the Balance Sheet at the end of the period or in the income and expenses in the period to which they relate.

(i) The average exchange rate for the above contracts is A$1.00 = NZ$1.2496. The average exchange rate at 30 June 2001 for contracts with similar maturity profiles was $A1.00 = NZ$1.2565.

(ii) The average forward exchange rate for the above contracts is A$1.00 = NZ$1.2645. The average forward exchange rate at 30 June 2001 for contracts with similar maturity profiles was $A1.00 = NZ$1.2779.

Credit risks

The Economic Entity's maximum exposure to credit risk at balance date in relation to each class of recognised financial instruments is the carrying amount of those financial instruments as indicated on the statement of financial performance.

In relation to unrecognised financial assets, credit risk arises from the potential failure of counterparties to meet their obligations under the contract or arrangement. As at 30 June 2001, the Group's maximum credit risk exposure in relation to these contracts was $2.3 million.

In accordance with the policies determined by the Board of the Responsible Entity, credit risk is spread among a number of counterparties. The counterparties to derivative financial instruments and fixed interest rate borrowings consist of a number of prime financial institutions.

NOTE 24. DETAILS OF EQUITY ACCOUNTED JOINT VENTURES

(i) Equity accounted joint venture trusts.

Name	Type of equity	Ownership interest	Balance date	Net Assets 30 June 2001 $ Million	Net Assets 30 June 2000 $ Million
Bondi Junction Trust	Units	50%	30-June	117.8	103.6
Mt Druitt Shopping Centre Trust	Units	50%	30-June	117.7	–
SA Shopping Centre Trust	Units	50%	31-December	15.3	15.3
Southland Trust	Units	50%	30-June	334.8	320.7
Tea Tree Plaza Trust	Units	50%	30-June	162.2	151.1
				747.8	590.7

	30 June 2001 $ Million	30 June 2000 $ Million
(ii) Details of the Group's aggregate share of equity accounted joint ventures net operating profit:		
Revenue from ordinary activities		
Rental and other property income	**39.3**	29.9
Total revenue from ordinary activities	**39.3**	29.9
Expenses from ordinary activities		
Rates, taxes and other property expenses	**12.5**	9.4
Auditors' remuneration	**0.0**	0.0
Borrowing costs	**0.2**	0.1
Legal fees	**0.1**	0.0
Total expenses from ordinary activities	**12.8**	9.5
Equity accounted joint ventures' net profit	**26.5**	20.4

(iii) Details of the Group's aggregate share of equity accounted joint ventures assets and liabilities:		
CURRENT ASSETS		
Cash assets	**2.7**	1.1
Receivables and prepayments	**3.3**	3.7
	6.0	4.8
NON-CURRENT ASSETS		
Shopping centres (note 5)	**726.7**	583.6
Properties subject to development	**33.8**	32.3
	760.5	615.9
CURRENT LIABILITIES		
Payables	**18.7**	30.0
	18.7	30.0
NET ASSETS	**747.8**	590.7

NOTE 24. DETAILS OF EQUITY ACCOUNTED JOINT VENTURES (continued)

	30 June 2001 $ Million	30 June 2000 $ Million
(iv) Details of the Group's carrying value of investments in equity accounted joint ventures:		
Balance at the beginning of the period	**747.4**	564.5
Additions during the period	**0.4**	15.1
Share of net profit for the period	**26.5**	20.4
Distributions paid during the period	**(26.5)**	(20.4)
Increment on revaluation of non-current property investments	**–**	11.1
Balance at the end of the period	**747.8**	590.7
(v) Details of the Group's aggregate share of equity accounted joint ventures asset revaluation reserve:		
Balance at the beginning of the period	**166.8**	132.5
Increment on revaluation of non-current assets	**–**	11.1
Balance at the end of the period	**166.8**	143.6

(vi) The Group's share of capital commitments in respect of equity accounted joint ventures are, where applicable included in note 16.

NOTE 25. DETAILS OF CONTROLLED ENTITIES, PROPORTIONALLY CONSOLIDATED AND EQUITY ACCOUNTED JOINT VENTURES

	30 June 2001 Interest		30 June 2000 Interest	
Name of Entity	**Consolidated %**	**Beneficial %**	**Consolidated %**	**Beneficial %**
Entities incorporated in Australia				
Parent Entity				
Westfield Trust	100.0	100.0	100.0	100.0
Consolidated Entities				
Carindale Property Trust	100.0	50.0	100.0	50.0
Fountain Gate Trust	100.0	100.0	100.0	100.0
VIC Shopping Centre Trust	100.0	100.0	100.0	100.0
WD Trust	100.0	100.0	100.0	100.0
Westfield Chatswood Trust	100.0	100.0	100.0	100.0
Westfield Morley Trust	100.0	100.0	100.0	100.0
Westfield Northgate Trust	100.0	100.0	100.0	100.0
Westfield Number 2 Sub Trust	100.0	100.0	100.0	100.0
Westfield Number 3 Sub Trust	100.0	100.0	100.0	100.0
Westfield Number 4 Sub Trust	100.0	100.0	100.0	100.0
Westfield Number 5 Sub Trust	100.0	100.0	100.0	100.0
Westfield Shoppingtown Property Trust	100.0	100.0	100.0	100.0
Westfield Sub Trust No. 2	100.0	100.0	100.0	100.0
Westfield Tuggerah Trust	100.0	100.0	100.0	100.0

NOTE 25. DETAILS OF CONTROLLED ENTITIES, PROPORTIONALLY CONSOLIDATED AND EQUITY ACCOUNTED JOINT VENTURES (continued)

	30 June 2001 Interest		30 June 2000 Interest	
Name of Entity	Consolidated %	Beneficial %	Consolidated %	Beneficial %
Equity Accounted Joint Ventures				
Bondi Junction Trust	50.0	50.0	50.0	50.0
Mt Druitt Shopping Centre Trust	50.0	50.0	–	–
SA Shopping Centre Trust	50.0	50.0	50.0	50.0
Southland Trust	50.0	50.0	50.0	50.0
Tea Tree Plaza Trust	50.0	50.0	50.0	50.0
Proportionally Consolidated Joint Ventures				
Westfield Arndale	50.0	50.0	50.0	50.0
Westfield Belconnen	50.0	50.0	50.0	50.0
Westfield Carindale	50.0	25.0	50.0	25.0
Westfield Hurstville	50.0	50.0	50.0	50.0
Westfield Indooroopilly	–	–	50.0	50.0
Westfield Marion	50.0	50.0	50.0	50.0
Westfield Miranda	50.0	50.0	50.0	50.0
Entities incorporated in New Zealand				
Consolidated Entities				
Westfield Trust (NZ) Limited *(formerly Greenfields Holdings Ltd)*	100.0	100.0	100.0	100.0
Westfield Investments New Zealand Limited	–	–	100.0	100.0
St Lukes Group Limited	100.0	100.0	100.0	46.4
St Lukes Group Holdings Limited	100.0	100.0	100.0	46.4
Albany Shopping Centre Limited	100.0	100.0	100.0	46.4
Albany Shopping Centre No 2 Limited	100.0	100.0	100.0	46.4
Cedarville Properties Limited	100.0	100.0	100.0	46.4
Chartwell Shopping Centre Limited	100.0	100.0	100.0	46.4
Downtown Shopping Centre Limited	100.0	100.0	100.0	46.4
Downtown Shopping Centre No 2 Limited	100.0	100.0	100.0	46.4
Glenfield Mall Limited	100.0	100.0	100.0	46.4
Johnsonville Shopping Centre Limited	100.0	100.0	100.0	46.4
Kroftfield Properties Limited	100.0	100.0	100.0	46.4
Manukau City Centre Limited	100.0	100.0	100.0	46.4
Petavid Limited	100.0	100.0	100.0	46.4
Queensgate Centre Limited	100.0	100.0	100.0	46.4
Redisville Enterprises Limited	100.0	100.0	100.0	46.4
Riccarton Shopping Centre (1997) Limited	100.0	100.0	100.0	46.4
Shore City Centre (1993) Limited	100.0	100.0	100.0	46.4
St Lukes Group No. 2 Limited	100.0	100.0	100.0	46.4
St Lukes Square (1993) Limited	100.0	100.0	100.0	46.4
The Plaza Pakuranga Limited	100.0	100.0	100.0	46.4
WestCity Shopping Centre Limited	100.0	100.0	100.0	46.4
Proportionally Consolidated Joint Ventures				
Johnsonville Shopping Centre	50.0	50.0	50.0	23.2
Westfield Shoppingtown Manukau *(now consolidated)*	–	–	50.0	23.2

DIRECTORS' DECLARATION

for the half year ended 30 June 2001

The Directors of Westfield Management Limited, the Responsible Entity of Westfield Trust (**"Trust"**) declare that:

(a) the Financial Statements for the half year ended 30 June 2001 (**"Financial Statements"**) and notes thereto comply with the accounting standards;

(b) the Financial Statements and notes thereto give a true and fair view of the financial position and performance of the Trust together with all entities it is required by the accounting standards to include in those statements; and

(c) in the Directors' opinion, there are reasonable grounds to believe that the Trust will be able to pay its debts as and when they become due and payable.

Made on 28 August 2001 in accordance with a resolution of the Board of Directors.

F P Lowy, AC
Chairman

S P Johns
Group Finance Director

Scope

We have audited the financial report of Westfield Trust for the half year ended 30 June 2001, being the Statement of Financial Performance and Statement of Distribution, Statement of Financial Position, Statement of Cash Flows, notes to the financial statements and the Directors Declaration. The financial report includes the consolidated financial statements of Westfield Trust and the entities it controlled at the end of the half year or from time to time during the half year. The responsible entity's directors are responsible for the financial report. We have conducted an independent audit of this financial report in order to express an opinion on it to the members of the Trust.

Our audit has been conducted in accordance with Australian Auditing Standards to provide reasonable assurance whether the financial report is free of material misstatement. Our procedures included examination, on a test basis, of evidence supporting the amounts and other disclosures in the financial report, and the evaluation of accounting policies and significant accounting estimates. These procedures have been undertaken to form an opinion whether, in all material respects, the financial report is presented fairly in accordance with Accounting Standard AASB 1029: Half Year Accounts and Consolidated Accounts and other mandatory professional reporting requirements and statutory requirements in Australia, so as to present a view which is consistent with our understanding of the consolidated entity's financial position and performance as represented by the results of its operations and its cash flows.

The audit opinion expressed in this report has been formed on the above basis.

Audit Opinion

In our opinion, the half year financial report of Westfield Trust is in accordance with:

(a) the Corporations Act 2001, including:

(i) giving a true and fair view of the consolidated entity's financial position as at 30 June 2001 and of its performance for the half year ended on that date; and

(ii) complying with Accounting Standard AASB 1029: Half Year Accounts and Consolidated Accounts and the Corporations Regulations;

(b) other mandatory professional reporting requirements.

Ernst & Young
Sydney

Brian Long
Partner

Date: 28 August 2001

WESTFIELD TRUST DIRECTORY

WESTFIELD TRUST
ARSN 090 849 746

RESPONSIBLE ENTITY
Westfield Management Limited
ACN 001 670 579

REGISTERED OFFICE
Level 24, Westfield Towers
100 William Street
Sydney NSW 2011
Telephone (02) 9358 7466
Facsimile (02) 9358 7881
Website www.westfield.com.au

DIRECTORS OF WESTFIELD MANAGEMENT LIMITED
Frank P Lowy, AC, Chairman
Frederick G Hilmer, AO, Deputy Chairman
David H Lowy, Deputy Chairman
Robert A Ferguson
David M Gonski
Stephen P Johns
Steven M Lowy
Peter S Lowy
Dean R Wills, AO
Carla M Zampatti, AM

COMPLIANCE COMMITTEE
John B Studdy, AM, Chairman
George T Forster
Stephen P Johns

SECRETARY
Craig A van der Laan de Vries

DIRECTOR OF FUNDS MANAGEMENT
Victor P Hoog Antink

TRUST MANAGER
Steven Petrohilos

CUSTODIAN
Perpetual Nominees Limited
39 Hunter Street
Sydney NSW 2000

AUDITORS
Ernst & Young
The Ernst & Young Building
321 Kent St
Sydney NSW 2000

INVESTOR INFORMATION
Westfield Management Limited
Level 24, Westfield Towers
100 William Street
Sydney NSW 2011
Telephone (02) 9358 7466
Free Call 1800 222 242
Facsimile (02) 9358 7881

PRINCIPAL UNIT REGISTRY
Computershare Investor Services Pty Limited
Level 3, 60 Carrington Street
Sydney NSW 2000
GPO Box 7045
Sydney NSW 1115
Telephone (02) 8234 5000
Enquiries 1300 855 080
Facsimile (02) 8234 5050

BRANCH UNIT REGISTRIES
Computershare Investor Services Pty Limited
Level 5, 115 Grenfell Street
Adelaide SA 5000

Computershare Investor Services Pty Limited
Central Plaza One
Level 27, 345 Queen Street
Brisbane QLD 4000

Computershare Investor Services Pty Limited
c/- Ernst & Young
51 Allara Street
Canberra ACT 2601

Computershare Investor Services Pty Limited
Level 12, 565 Bourke Street
Melbourne VIC 3000

Computershare Investor Services Pty Limited
Level 2, 45 St George's Terrace
Perth WA 6000

Computershare Investor Services Pty Limited
Level 3, 277 Broadway
Auckland New Zealand 1001

LISTINGS
Australian Stock Exchange – WFT
New Zealand Stock Exchange – WFT

Designed and produced by Armstrong Miller+McLaren, Sydney, Australia.
Photography by Bob and Mike Armstrong.

Westfield